

**Town of Medway
Economic Development Committee Minutes
April 18, 2019
Medway Town Hall
155 Village Street
Medway, MA 02053**

MEMBERS PRESENT:

Keith Peden, Chair, Deanna Kaiser Doughty, Vice Chair, Rich Di Iulio, Jennifer Kendall, Paul Yorkis, Anthony Varrichione and Zach Knowlton

MEMBERS ABSENT:

ALSO PRESENT:

Barbara J. Saint Andre, Director, Community and Economic Development

Chairman Peden opened the meeting at 7:02 pm.

New Business:

None

Discussion of Goals for EDC

The document "Medway Economic Development Committee March 2019" was reviewed. Chairman Peden explained this is the guiding direction of the committee for near term and long-term goals. A few changes were noted.

In a motion made by Paul Yorkis; and seconded by Deanna Kaiser Doughty the Economic Development committee unanimously voted to approve the "Medway Economic Development Committee March 2019" document as amended. All ayes.

Paul Yorkis requested the approved document be posted on Friends of Medway. Chairman Peden asked and Deanna Kaiser Doughty agreed the document should be posted to the EDC website and then residents could be directed to the website to view content. The website should be the primary means of communication not Friends of Medway.

Development Handbook

There was a lengthy discussion on the status of the Development Handbook, it's content and the process as it is currently and what the committee would like to see going forward.

Members offered ideas as to what they would like to see incorporated.

Deanna Kaiser Doughty provided a copy of her edits to Barbara Saint Andre. Barbara will speak with Sandy Johnson to discuss the timeline and see what Sandy would be comfortable with. Having Deanna make the necessary changes with Sandy having final document approval is an option.

Paul Yorkis will pass along a list of youth sports and other Medway friendly information for possible incorporation.

Reports

Oak Grove Zoning Task Force

Anthony Varrichione updated the group on OGZTF and the recent meetings. The last meeting was the last meeting with the consultant. OGZTF will be ready for the Fall Town Meeting warrant and at their next meeting they will be discussing a public outreach meeting.

Medway Business Council

Chairman Peden spoke to the Ribbon Cutting “Celebration of Completion” event and his talks with Town Administrator Michael Boynton and Board of Selectmen member, Dennis Crowley. EDC would be the facilitator for this event, which could possibly be held on September 14, 2019 at Choate Park/Thayer.

This event is being proposed as an arts, cultural, food truck event with artisans, local businesses, children’s activities as well as a booth to promote town projects.

Jennifer Kendall will discuss with the Cultural Council for their involvement. Medway Business council will be involved and Chairman Peden would like to have some rising seniors help out as well.

The proposed date was discussed and input offered by members. Deanna Kaiser Doughty expressed an interest in working with Sandy Johnson on marketing ideas for this event; she feels it’s important to get the buy in from the business community.

Chairman Peden will update at the next meeting after another meeting with Dennis Crowley and Michael Boynton.

Use of Economic Data

The committee reviewed the fact sheet that Zach Knowlton received from Framingham State. There was a discussion regarding the data and the desire for it to be more current and sources cited.

Chairman Peden suggested Anthony Varrichione, Paul Yorkis and Zach Knowlton work together to come up edits and other data that should be included. The process should be validated and the sources verified. Their backgrounds and experience combined should help to produce a valid document. Zach believes having residential and business data combined would tell a good story as to why a business or resident should come to Medway.

It was discussed and Barbara Saint Andre agreed that Zach, Anthony and Paul meeting would not violate open meeting law.

Cultural Council

Jennifer Kendall reminded everyone that Art week starts 4/26 and runs through 5/4. The Cultural Council has been busy putting together an extensive list of activities that are mostly free to the public.

Minutes Approval March 21, 2019

In a motion made by Paul Yorkis; and seconded by Deanna Kaiser-Doherty, the Economic Development Committee voted unanimously to approve the March 21, 2019 Minutes as presented. All ayes

Paul Yorkis reminded everyone that blood donations will take place at Medway Pride Day. Appointments can be made in advance online.

No further business

Next meeting 5/16/19

In a motion made by Paul Yorkis; and seconded by Deanna Kaiser-Doherty, the Economic Development Committee voted unanimously to adjourn at 8:10pm. All ayes.

Respectfully submitted,

Wendy Harrington, Recording Secretary

List of Documents Reviewed at the Meeting

1. Medway Economic Development Committee March, 2019 draft document regarding EDC goals
2. Medway Business Guide draft
3. Route 109-Celebration of Completion
4. MetroWest Economic Research Center one-page economic information on Medway and comments from Zach Knowlton

***Approved 5/16/19

Medway Economic Development Committee

March, 2019

Vision Statement:

To facilitate planned economic growth to reduce the escalating impact of supporting the community and its infrastructure by the individual tax payer.

Mission Statement:

To be a positive advocate for planned economic growth in Medway by being a proactive Committee that provides energy and focus on the topic and engages all stakeholders in the discussion.

Long Term Goals:

1. Grow Medway's Commercial tax base from the current 12% in 2019 to 15% in 2023.
2. Work to eliminate bottlenecks in the permitting process and become known as a business friendly community.
3. Engage the community in the discussion by enhancing the EDC website and communicating directly with other town Committees.
4. Identify funding sources that can be applied to the community's economic development.

Potential Short Term Tactical Steps for 2019:

1. Participate on other Medway Town Committees to support collaborative efforts between Committees and the business community. (i.e. Oak Grove project, Cultural Affairs Committee, Medway Business Council)
2. Develop a slate of events that would draw people to Medway and stimulate the growth of our local Medway businesses. (i.e. 109 Ribbon cutting event etc.)
3. Work with our Medway Communication Director to develop an integrated communication plan that would support community engagement while marketing Medway as an attractive place to live and do business.
4. Be present at key Medway town government activities as a way to hear the voice of our citizens and to gain a directional indication of future needs of the community and its willingness to embrace Economic Development (change).
5. Support the development of the Makers Space to be a well spring of activity and energy by providing access to the expertise of capable individuals that reside in our community.
6. Develop a systematic approach to reviewing parcels of land that could be developed to support the economic growth of our community.

MEDWAY



BUSINESS GUIDE

MEDWAY BUSINESS GUIDE

Welcome to Medway!

Incorporated in 1713, the Town of Medway is a residential community with approximately 13,000 residents. Located on the western edge of Norfolk County, it is bordered by the towns of Holliston, Millis, Milford, Bellingham and Franklin. State highway Route 109 runs the length of Medway from east to west and Route 495 is easily accessible through the neighboring communities of Bellingham and Milford. Rail transit to Boston is available nearby in Franklin and Norfolk.

MEDWAY BUSINESS GUIDE



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Where to go

**Office of Community &
Economic Development**

www.townofmedway.org

p: 508-321-4918

**Monday 7:30 am - 5:30 pm
Tuesday, Wednesday,
Thursday 7:30 am - 4:30 pm
Friday 7:30 am - 12:30 pm**

MEDWAY BUSINESS GUIDE

GETTING STARTED

The Town of Medway has created this Guide for Doing Business for small businesses to help them navigate the municipal process—including permitting, licensing and zoning.

This Guide is a tool for Medway's small business community, which is the heart of the Rte. 109 neighborhood business district. Unlike major chains, malls and lifestyle centers, your businesses are typically run by an individual and have 1 to 3 employees on average. Often, you do not retain legal counsel, and instead, you have to navigate the sometimes confusing process of permitting and licensing on your own.


The goal is to provide a user-friendly print guide that enables small business applicants to better understand the existing process in Medway and to therefore save time and money by following a defined process with expected results.

As you move forward, always remember the town staff is available and more than happy to assist you. Doing it right from the start saves everyone time.

Licenses and permits are required in Medway because the town must complete technical and regulatory reviews to ensure the health and safety of its citizens. However, as a small business, you will receive assistance and guidance as you go through the permitting processes, which will help ensure that the outcomes are clear and finalized as quickly as possible so you may open your business. Your success becomes the town's success.

PLACES TO START

As you prepare to open your business, there are two places you should visit in Town Hall: Community and Economic Development , and the Building Department.



MEDWAY BUSINESS GUIDE

TOWN OF MEDWAY OVERVIEW

Incorporated in 1713, the Town of Medway is a residential community with approximately 13,000 residents. Located on the western edge of Norfolk County, it is bordered by the towns of Holliston, Millis, Milford, Bellingham and Franklin. State highway Route 109 runs the length of Medway from east to west and Route 495 is easily accessible through the neighboring communities of Bellingham and Milford. Rail transit to Boston is available nearby in Franklin and Norfolk.

Most of the commercially zoned land is located at the center of town along Route 109. Industrial zones are located on the edges of Town on both the east and west sides.

Medway's Public School System was voted #1 in the country. The District consists of four schools including three elementary schools: Burke-Memorial, McGovern and Medway Middle School. The high school is a state of the art facility which was newly constructed in 2005. In 2013, the middle school underwent a \$23 million repair and renovation.

The Town has implemented several initiatives to facilitate business investment in our community including increasing the availability of industrial/commercial land for development, an expedited permitting process, and the creation of a development handbook and reference guide for prospective businesses and developers. The Town completed a sewer extension project in West Medway to allow further development of the industrial park on Trotter Drive.

Medway was designated a Green Community in 2010 and has received several grant awards to implement energy conservation measures. Projects like converting all streetlights to LED, investing in electric vehicles and EV infrastructure, and upgrading our buildings' heating and cooling systems have helped the town reduce its overall energy consumption. The Medway Energy and Sustainability Committee supports the Town's efforts to be more sustainable through clean energy practices and technologies.

MEDWAY BUSINESS GUIDE

PEOPLE TO KNOW

BOARD OF SELECTMEN

Dennis Crowley, Chairman
John Foresto, Vice Chairman

Richard D'Inncenzo
Glenn Trindade

Mary Jane White

Town Clerk

Mary Jane White
Town Hall
155 Village Street
Medway, MA 02053
508-321-4953
mwhite@townofmedway.org

Community & Economic Development

Barbara Saint Andre
Town Hall
155 Village Street
Medway, MA 02053
508-321-4918
bsaintandre@townofmedway.org

Building Department

Jack Mee
Building Inspector
155 Village Street
Medway, MA 02053
508-321-4928
jmee@townofmedway.org

Fire Department

Jeffrey Lynch
Chief
44 Milford Street
Medway, MA 02053
508-533-3211
jlynch@townofmedway.org

Health Department

Beth Hallal
Board of Health Agent
155 Village Street
Medway, MA 02053
508-321-4923
bhallal@townofmedway.org

Planning & Economic Development

Susy Affleck-Childs
Planning & Economic Dev.
155 Village Street
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www.townofmedway.org

MEDWAY BUSINESS GUIDE

OPENING A RESTAURANT

GETTING STARTED



You need a Business Certificate from the Town Clerk's Office and a License to Operate an Establishment from the Board of Health.

1. Check to be sure that the zoning district allows restaurants.
2. Are you moving into an existing retail space but increasing the need for parking?

You need to get a Site Plan Approval from the Planning and Economic Development Board.

3. Is your restaurant going to have seating?

You need a Common Victualer License from the Board of Selectmen.

4. Is your restaurant going to serve alcoholic beverages?

You need an Alcoholic Beverage License approval by the Board of Selectmen and Massachusetts Alcoholic Beverages Control Commission.

5. Are you going to put up a new wall sign or awning?

You need a Sign Permit from the Building Commissioner. This includes going through the Design Review Committee.

6. Are you remodeling the inside of the restaurant space?

You need a Building Permit from the Building Department.

MEDWAY BUSINESS GUIDE

OPENING A RETAIL STORE

GETTING STARTED



You need a Business Certificate from the Town Clerk's Office.

1. Check to be sure your store is located in a zoning district that allows retail stores.

You may need a special permit or site plan approval.

2. Are you going to put up a new wall sign or awning?

You need a Sign Permit from the Building Commissioner. This includes going through the Design Review Committee.

3. Are you remodeling the inside of the retail space?

You need a Building Permit from the Building Department.

1. Application : You will need to submit a Building Permit application to the Building Department. The fee is calculated at that time based on the value of construction.
2. Steps: After submission of the application and plans, a Building Permit must be issued to begin construction. Elements of construction such as foundation, plumbing and electrical will be permitted separately under certain conditions. Periodic inspections must be scheduled as elements of the project are completed. A final inspection and review is necessary for a Certificate of Occupancy,
3. Elements of construction such as foundation, plumbing and electrical will be permitted separately under certain conditions. Periodic inspections must be scheduled as elements of the project are completed. A final inspection and review is necessary for a Certificate of Occupancy,

MEDWAY BUSINESS GUIDE

BUSINESS CERTIFICATE

What is a Business Certificate?

A business certificate is the public record of the name and address of the owner (s) of a business, and is commonly referred to by the name “D.B.A” (doing business as) or “sole proprietorship”. Its purpose is primarily for consumer protection and public information. Lenders will typically request a copy of your business certificate.

WHO MUST FILE A BUSINESS CERTIFICATE?

Massachusetts General Law Chapter 110, section 5 states that any person conducting business in the Commonwealth under any title other than the real name of the person conducting the business, whether individually or as a partnership, shall file (a certificate) in the office of the clerk of every city or town where an office of any such person or partnership may be situated.

Under Chapter 110, section 6 a business certificate is not required if a corporation is doing business in its true corporate name, or if a partnership is doing business under any title which includes the true surname of any partner. Certain other associations and partnerships may also be exempt (refer to above citations for details). Businesses who file with the Secretary of State's Office do not need to file in the town.

HOW DO I FILE OR RENEW A BUSINESS CERTIFICATE?

Business certificates can be obtained at the Town Clerk's office. If you are using your residence as your business address then you must first consult with the Building Department as for whether it is allowed under zoning. The fee for a business certificate is \$40.00 and is valid for four years. Renewal fee is also \$40.00.



MEDWAY BUSINESS GUIDE

BUSINESS CERTIFICATE (CONTINUED)



WHAT DO I DO IF I DISCONTINUE OR WITHDRAW FROM THE BUSINESS, OR MOVE TO ANOTHER LOCATION?

If you are no longer in business or you move locations, you should file a withdrawal from business form obtained at the Town Clerk's office. The fee for withdrawing from a business is \$100.00. This should be done as soon as possible as personal property taxes on your business cannot be adjusted until the Assessors receive your withdrawal form. It is effective from the date you file this form, not the date you ended your business. You should file before the date of expiration.

WHAT IS THE PENALTY FOR FAILING TO FILE A BUSINESS CERTIFICATE?

The requirement to file a business certificate is a State Law (MGL Chapter 110,5). Failure to do so is punishable by a fine of up to \$300.00 per month of violation.

DOES THE FILING OF A BUSINESS CERTIFICATE PROTECT ME FROM OTHERS USING THE SAME NAME?

No. The protection of a trademark (word, name, symbol or device) in MA is accomplished through the Secretary of State's Office. Other information about starting a business in MA, can be found on the town's website**.

**https://www.townofmedway.org/sites/medwayma/files/uploads/new_dba_application.pdf

MEDWAY BUSINESS GUIDE



BOARD OF HEALTH ESTABLISHMENT LICENSE

WHAT IS AN ESTABLISHMENT LICENSE?

An Establishment License provides an opportunity to determine compliance with health codes and allows one to operate a business such as one to prepare, distribute and sell food, or operate dumpsters.

WHO NEEDS TO GET AN ESTABLISHMENT LICENSE?

Any business handling and selling food such as a catering business, restaurant, diner or food distributor must obtain a Food Establishment License. Any business selling goods for consumption, such as tobacco and candy must obtain an Establishment License. Any business locating a dumpster(s) on site must obtain a Dumpster License. For example, a tattoo parlor must obtain an Establishment License.

WHERE DO I GET AN ESTABLISHMENT LICENSE?

The Board of Health issues the licenses for establishments.

HOW DO I GET AN ESTABLISHMENT LICENSE?

An Establishment License may be obtained through the following steps

1. Application : The application form is called a License to Operate an Establishment. It may be obtained from the Town Clerk or the Health Department.
2. Review : The Health Director and Board of Health will schedule the review of the application, which may include a public meeting.
3. Decision : A decision on the application will be made in 30 days.
4. Inspection : The Health Director may periodically inspect the premises to check compliance.

MEDWAY BUSINESS GUIDE

BOARD OF HEALTH ESTABLISHMENT LICENSE



LICENSING FOR BUSINESSES?

FOOD ESTABLISHMENT:

This license could be for retail food, caterer, bakery, mobile and one-day events. This license allows the vendor to store, prepare, package, serve, or vend food directly to the consumer for human consumption. The Board of Health (BOH) follows 105 CMR 590.000 Retail Food Establishment Regulation merged along with the 2013 Federal Food Code. Through these regulations and codes, the BOH regulates and permits the establishments.

TOBACCO LICENSE:

This license allows for the permitting of convenience stores to sell tobacco and nicotine delivery products. The BOH follows its Regulation of Restricting the Sale of Tobacco Products and Nicotine Delivery Products to permit and conduct enforcement.

BODY ART LICENSE?

This license permits practitioners to perform body tattoo and body piercing. The license also permits the Body Art Establishment. The BOH follows its Medway Regulation for Body Art Establishments to permit and conduct enforcement.

RECREATIONAL CAMP LICENSE?

This license permits the operation of a Recreational Camp for children. The BOH follows the State Sanitary Code, Chapter IV, to permit and conduct enforcement.

TANNING ESTABLISHMENT LICENSE?

This license permits the operation of a Tanning Facility. The BOH follows its Regulation for Tanning Facilities to permit and conduct enforcement.

Route 109 – Celebration of Completion

Discussion Outline on Proposed
Project Plan

Purpose

- To recognize the efforts of those people who led the RT 109 renovation project
- To acknowledge the impact the project had on local businesses and acknowledge the completion through greater exposure
- Create an opportunity to bring the community of Medway together around something that has positively enhanced our community
- Gain further exposure to Medway as a community on the move – well managed, plans for a positive future through community engagement

Proposed Plan Fact Sheet

- Date: Saturday, September 14, 2019
- Time: 10:00 AM to 2:00 PM
- Location: Choate Park & Thayer House
- Activities
 - RT 109 Ribbon Cutting Ceremony 1:00 PM
 - Local & State Officials
 - Food Trucks – 10:00 AM - 2:00 PM
 - Business marketing opportunity
 - Business booths
 - Children's Fair 10:00 AM – 1:00 PM
 - Cultural displays
 - Local art
 - Dance
 - Music
 - Artisans booths
 - Community awareness booth
 - On going community sponsored by town government

Medway Economic Development Committee
March 21st, 2019

Subject: Report on Use of Economic Data

Author: Zachary Knowlton

Summary: We have partnered with the MetroWest Economic Research Center (MERC) to produce a one-page economic report on the Town of Medway that comprises the most recent and relevant statistics (as of 2017) in addition to time series analyses that illustrate broad demographic and economic trends since 2000.

Key Take-Aways:

1. ***Increase in Diversity:*** From 2000 to 2016, the population of non-white races/ethnicities grew tremendously in the Town of Medway. Example growth rates from 2000 to 2010 are below:
 - a. Asian Population: 1900% growth
 - b. American Indian Population: 150% growth
 - c. Hispanic Population: 138% growth
 - d. Black Population: 85% growth

These trends have continued through 2016 and will likely persist as more individuals move here for Medway's strong school systems, access to 495, and small-town feel.

2. ***Increase in Non-Family Households:*** From 2000 to 2010, non-family households increased by 17.1% over the period. From 2010 to 2016, this group grew ~20%. ***This will have significant effects on our town if this trend continues.***
3. ***Greater Focus on Information & Technology:*** Total employment in this sector in the Town of Medway has grown by nearly 30% from 2016 to 2017 while the number of businesses in this sector being opened has grown by 11% over the same period.

Discussion Point: How can our town leverage this growth in employment to attract businesses to come to Medway? Economic "cluster theory" suggests that businesses will likely "cluster" around businesses of similar nature due to synergies and competitive dynamics that will ultimately drive increased revenue and growth. A perfect example of this is the auto mile on route one where many auto dealerships "cluster" together to drive increased competition and growth. How can we and the town leverage this theory to drive more business growth in our town?

Next Steps:

1. Receive committee feedback on this analysis.
2. Present this to other constituents such as the Finance Committee and Board of Selectman to make them aware of these trends and analysis.
3. Write a letter to the MERC: if the committee finds this data to be useful, the MERC has requested for us to write a letter on how we found this data useful for our town and mission.
 - a. ***My Recommendation:*** write the letter since 1) I believe this is informative and is relevant for other constituents, and 2) this analysis generally costs hundreds of dollars and was provided for free to us by the MERC. To preserve the relationship with the MERC and to express our gratitude, we should be writing a letter expressing its usefulness. In my eyes, there is zero downside to doing this.

Medway



Photo Credit: John Phelan

Population

	2000	2010	% Change (2000-2010)	2016*
Total Population	12,448	12,752	2.4%	13,135
Gender				
Female	6,416	6,205	-3.3%	6,960
Male	6,032	6,547	8.5%	6,175
Age Distribution				
Under 10 years	2,303	1,674	-27.3%	1,762
10 to 19 years	1,837	2,171	18.2%	1,937
20 to 34 years	1,802	1,538	-14.7%	2,066
35 to 54 years	4,527	4,478	-1.1%	4,189
55 to 74 years	1,478	2,216	49.9%	2,539
75 years and over	501	675	34.7%	642
Race/Ethnicity				
White	12,139	12,109	-0.2%	12,141
Black	71	131	84.5%	248
American Indian	12	30	150.0%	0
Asian, Pacific Islander	14	281	1907.1%	490
Some other race, Non-Hispanic	20	40	100.0%	42
Two or More Races	84	161	91.7%	214
Hispanic or Latino (of any race)	105	250	138.1%	460
Households by type				
Family Households (families)	3,336	3,444	3.2%	4,602
With own children under 18 years	1,912	1,830	-4.3%	1,699
Non family households	846	991	17.1%	1,188
Average household size	2.95	2.84	-3.7%	2.82
Average family size	3.36	3.27	-2.7%	3.36

Housing

Housing Tenure and Vacancy				
Occupied housing units	4,182	4,435	6.0%	4,602
Vacant housing units	66	178	169.7%	214
Homeowner vacancy rate (percent)	0.1%	1.2%	1100.0%	0.7%
Rental vacancy rate (percent)	3.1%	6.5%	109.7%	12.1%
Owner-occupied housing units	3,519	3,743	6.4%	3,922
Renter-occupied housing units	663	692	4.4%	680

Sources: MERC and various sources.

Note: In a few instances MERC estimates are used due to the unavailability of data. Please refer to MERC's Annual Economic Profile for a detailed discussion of sources.

* 5-year estimate based on the Census Bureau's American Community Survey

2016 2017 % Change (2016-2017)

Education

Student Enrollment	2,331	2,290	-1.8%
Costs Per Pupil	\$12,434	\$12,914	3.9%

Unemployment

Labor Force	7,273	7,399	1.7%
Unemployed Individuals	227	234	3.1%
Unemployment Rate	3.1%	3.2%	3.2%

Payroll and Wages

Average Wage	\$48,978	\$50,907	3.9%
Total Payroll (in thousands)	\$169,121	\$179,853	6.3%

Employment By Super Sector

Total Employment	3,453	3,533	2.3%
Natural Resources & Mining	7	2	-71.4%
Construction	99	103	4.0%
Manufacturing	567	527	-7.1%
Trade, Transportation, & Utilities	468	471	0.6%
Information	131	170	29.8%
Financial Activities	127	145	14.2%
Professional and Business Services	390	431	10.5%
Education and Health Services	363	337	-7.2%
Leisure & Hospitality	489	520	6.3%
Other Services	218	220	0.9%
Public	595	608	2.2%
Total Establishments	395	393	-0.5%
Natural Resources & Mining	2	2	0.0%
Construction	47	47	0.0%
Manufacturing	18	17	-5.6%
Trade, Transportation, & Utilities	68	70	2.9%
Information	9	10	11.1%
Financial Activities	23	25	8.7%
Professional and Business Services	76	73	-3.9%
Education and Health Services	56	51	-8.9%
Leisure & Hospitality	34	35	2.9%
Other Services	35	34	-2.9%
Public	27	29	7.4%

Revenue (in thousands)

Tax Levies	\$314,358	\$327,342	4.1%
State Aid	\$91,028	\$91,877	0.9%
Local Fees/Receipts	\$84,371	\$92,286	9.4%
Other Revenue	\$30,632	\$28,321	-7.5%

Tax Rates (per thousand)

Residential Tax Rate	18.11%	17.92%	-1.0%
Commercial Tax Rate	18.11%	17.92%	-1.0%

Housing Prices

Average Single Family Home Assessed Value	\$376,847	\$391,838	4.0%
Single Family Median Sales Price	\$380,000	\$399,900	5.2%
Condo Median Sales Price	\$378,000	\$251,500	-33.5%



Framingham
State University

MetroWest Economic
Research Center

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